



Bond
Oxborough
Phillips

Changing Lifestyles

6 Long-a-Row Close
Crackington Haven
Bude
Cornwall
EX23 0PG

Asking Price: £285,000 Freehold



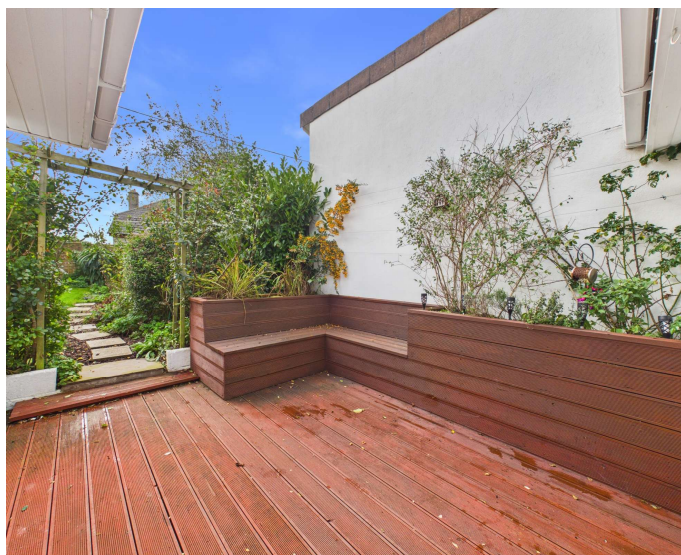
Changing Lifestyles

01288 355 066
bude@bopproperty.com

6 Long-a-Row Close, Crackington Haven, Bude, Cornwall, EX23 0PG



- Two-bedroom bungalow
- Popular Crackington Haven location
- Generous lounge/dining room
- Wood-burning stove
- Useful utility room
- Modern shower room
- Well-presented throughout
- Attractive enclosed rear garden
- Decked seating area
- Single-storey accommodation
- Within easy reach of Crackington Haven beach and the coast
- EPC: C
- Council Tax Band:



Changing Lifestyles

01288 355 066
bude@bopproperty.com

6 Long-a-Row Close, Crackington Haven, Bude, Cornwall, EX23 0PG

An attractive and well-presented two-bedroom mid terraced bungalow situated within the popular coastal village of Crackington Haven, offering comfortable single-storey accommodation, a private garden and easy access to the surrounding countryside and coastline.

The accommodation is centred around a generous lounge/dining room, complete with a wood-burning stove which creates a particularly cosy focal point. The adjoining kitchen is fitted with a range of units and provides space for a breakfast table, while a useful utility room offers additional practical space. There are two bedrooms, including a particularly generous principal bedroom, together with a stylish modern shower room.

Outside, the property enjoys a gravelled frontage and an attractive rear garden, with a decked seating area immediately adjoining the property and a lawn beyond, bordered by mature planting which creates a pleasant and private setting.

The residence would suit those looking for a manageable permanent home, coastal retreat or investment opportunity within easy reach of Crackington Haven and the North Cornish coast.

The property enjoys a most convenient location within walking distance of the community run village shop and a short distance drive from the beach. Crackington Haven is set amidst the rugged North Cornish coastline famed for its many areas of outstanding natural beauty and popular bathing beaches. The popular coastal town of Bude is some 10 miles and offers an extensive range of shopping, schooling and recreational facilities, together with its 18 hole golf course and fully equipped leisure centre etc. The property lies less than a mile away from the rugged North Cornish coastline famed for its outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breath taking cliff top and coastal walks etc. The town of Launceston being Cornwall's ancient capital is some 15 miles and provides convenient access to the A30 dual carriageway which connects in turn to the Cathedral City of Exeter with its airport and city railway network and motorway links etc.

Entrance Porch - 3'5" x 3'6" (1.04m x 1.07m)

Lounge/Dining Room - 11'4" x 17'7" (3.45m x 5.36m)

Utility Room - 3'6" x 8' (1.07m x 2.44m)

Kitchen - 12'4" x 10'1" (3.76m x 3.07m)

Bedroom 1 - 8'6" x 14'3" (2.6m x 4.34m)
Useful built in cupboard.

Bedroom 2 - 11'4" x 8'3" (3.45m x 2.51m)

Shower Room - 7'6" x 5'7" (2.29m x 1.7m)

Changing Lifestyles

Outside - To the front of the property is a generous gravelled area providing an easy-to-maintain approach. The rear garden is a particularly attractive feature, with a decked seating area providing an ideal spot for outdoor dining and entertaining. Beyond this is a lawn surrounded by mature shrubs, trees and established planting, creating a good degree of privacy.

EPC - Rating C

Council Tax - Band B

Services - Mains electric, drainage and water.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

6 Long-a-Row Close, Crackington Haven, Bude, Cornwall, EX23 0PG



Directions

From Bude town centre proceed out of the town towards Stratton, turning right into Kings Hill after passing the Shell petrol station on the left hand side. Upon reaching the A39 turn right signposted Camelford and proceed for approximately 8 miles, passing through Wainhouse Corner and taking the next right hand turning signposted Boscastle. Continue for approximately 1½ miles to Tresparrett Posts and turn right towards Crackington Haven. Proceed for approximately 2½ miles and upon entering Higher Crackington continue past the post office on the left hand side and take the right hand turning into Haven Road. At the end of the road turn right into Lundy Drive and immediately right again into Long-a-Row Close whereupon number 6 will be found straight ahead with a for sale board clearly displayed.



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Changing Lifestyles

01288 355 066
bude@bopproperty.com